

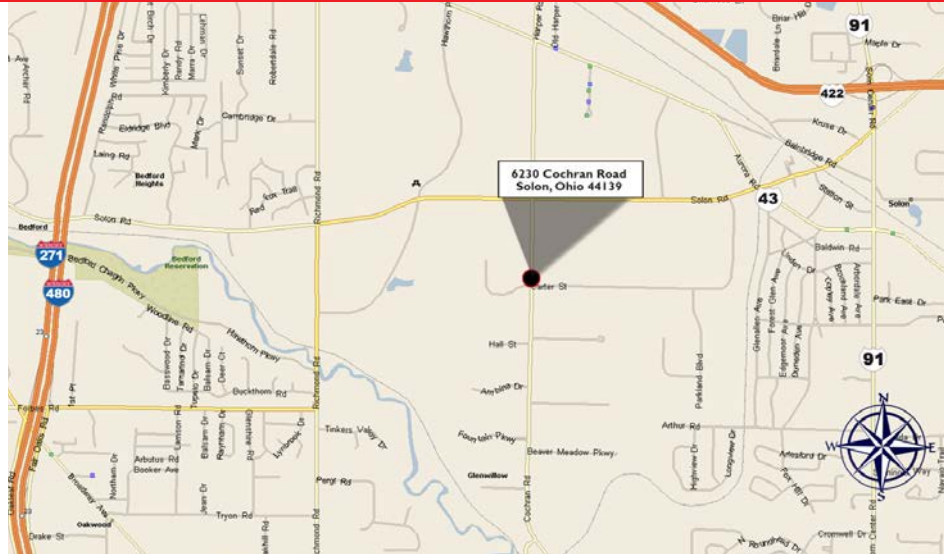
COOLER & FREEZER SPACE AVAILABLE



DRASTIC PRICE REDUCTION

Property Specifications

LEASE RATE	\$2.45 NNN
OPEX	\$2.65
AVAILABLE	7,200 - 28,800 SF
OFFICE	3,500 SF
WAREHOUSE	25,300 SF
LAND	7.1 acres
CONSTRUCTED	1977
REFURBISHED	2015
DOCKS	Four (4)
DRIVE-IN DOORS	Three (3)
CEILING HEIGHT	21'
EXTERIOR	Brick
ROOF	Built-up / EPDM
SPRINKLER	High Hazard



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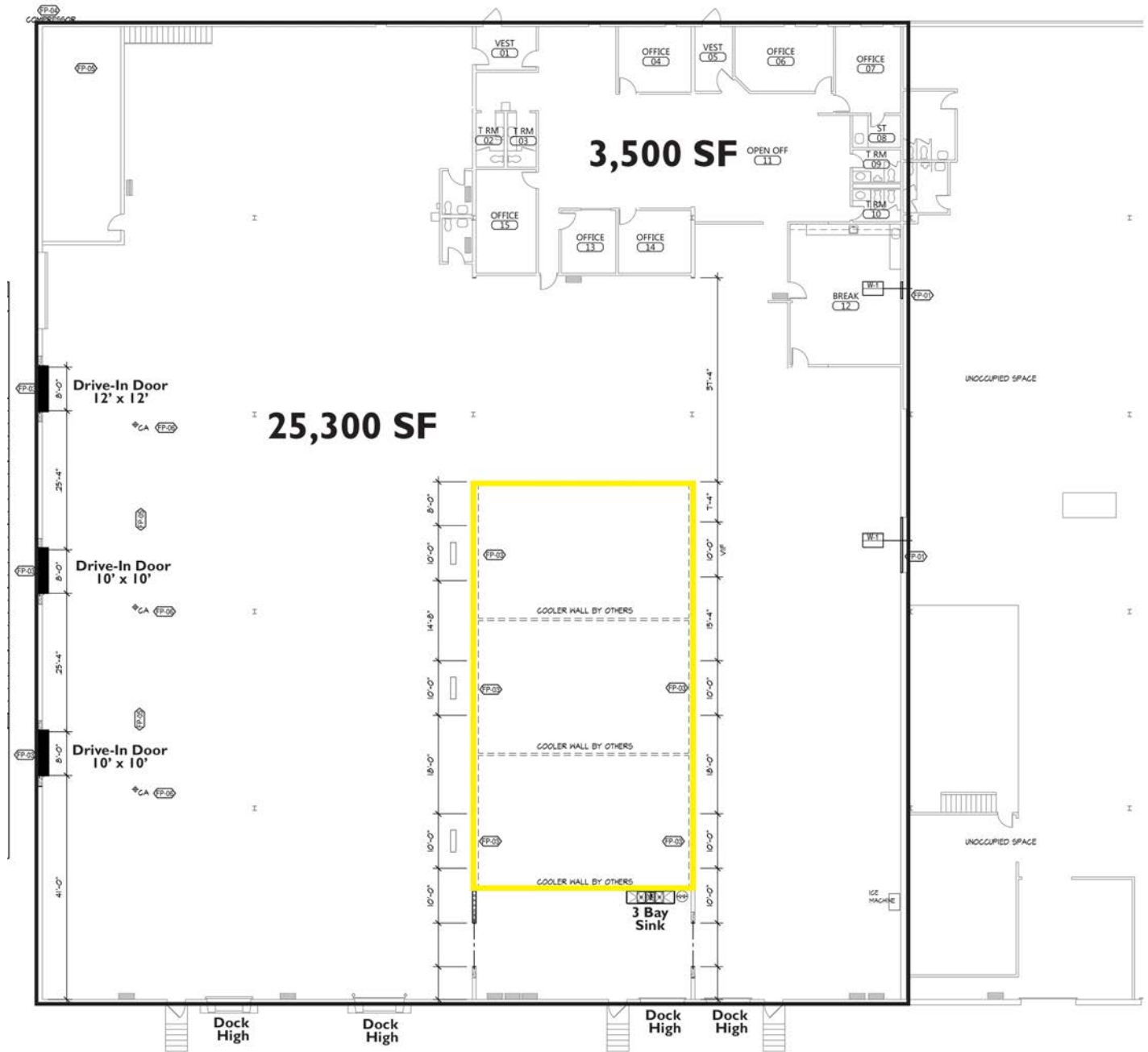
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Current Floor Plan



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